



2018 GUAM PLANNERS SYMPOSIUM

SUSTAINABLE & SMART GROWTH
DESIGN FOR AGING AND ACTIVE LIVING

GENERATORS OF PUBLIC - ENVIRONMENTAL – SOCIAL AND
ECONOMIC HEALTH

MICHAEL BLAS MAKIO, AIA, LEED AP



HAFA ADAI – MY NAME IS MICHAEL BLAS MAKIO, I AM PRINCIPAL
OF TRMA ARCHITECTS, ONE OF THE ORIGINAL LEED ACCREDITED
PROFESSIONALS & CHAIRMAN OF GUAM PRESERVATION TRUST &
GUAM HISTORIC PRESERVATION REVIEW BOARDS

I HAVE ATTENDED THE PLANNING CONFERENCE PRETTY MUCH
FROM ITS INCEPTION INCLUDING THE 2016 CONFERENCE – MANY
WERE IMPRESSED WITH THE AMOUNT OF THOUGHT AND EFFORT
THAT HAD ALREADY BEEN PUT INTO ISLANDWIDE PLANNING
PROJECTS & THE BROAD RANGE OF PRIORITIES REPRESENTED

I THINK MANY OF US ALSO WALKED AWAY WONDERING.....HOW
DO WE GET THIS PUPPY LAUNCHED ?!

HOW DO GREAT IDEAS AND PLANS TURN INTO MANDATES
THAT THE GOVT OF GUAM & THE COMMUNITY UPHOLD.

TODAY I WILL SHARE SOME THOUGHTS FOR HOW WE CAN GO FROM PLANNERS
OF IDEAS TO PLANNERS OF ACTION

BY SHOW OF HANDS – HOW MANY OF YOU HERE TODAY ARE PLANNING ON
LIVING LONG PRODUCTIVE HEALTHY LIVES?

A tropical beach scene with palm trees and waves. The image shows a sandy beach with gentle waves lapping at the shore. In the foreground, the fronds of a palm tree are visible, some with a reddish-brown hue. The background features a clear blue sky and distant hills.

GROWING UP & GROWING OLD ON GUAM

THE MEDIAN HOUSEHOLD AGE IS 37 1/2 YEARS
- MEANING ABOUT HALF OF THE POPULATION
IS ABOVE THAT AGE & HALF IS BELOW THAT
AGE.

IN THE NEXT 15 YEARS THERE ARE ESTIMATES
THAT AS MUCH AS 25% OF THE GUAM'S
POPULATION WILL BE ABOVE THE AGE OF 62

WOMEN LIVE AN AVERAGE OF 6 TO 8 YEARS
LONGER THAN MEN.

TOP CONTRIBUTORS TO LONG LIFE

**GEORGE
BURNS..."HAPPINESS IF
HAVING A LARGE
CARING FAMILYIN
ANOTHER CITY".**

- 10. CLEAN AIR**
- 9. HYPERTENSION TREATMENT**
- 8. LEAN VS OVERWEIGHT**
- 7. EXERCISE**
- 6. CARDIAC EVENT REHAB**
- 5. FLU VACCINE**
- 4. QUIT DRINKING**
- 3. QUIT SMOKING**
- 2. HAVING CLOSE RELATIONSHIPS**
- 1. SOCIAL INTEGRATION**

dopamine-high

lowers cortisone-stress

oxytocin-trust



SMART GROWTH, DESIGN FOR AGING & MULTI-USE DEVELOPMENT

SOCIAL ISOLATION VS SOCIAL INTEGRATION

MAN'AMKO HAVE PRODUCTIVE & LONGER LIVES WHEN SURROUNDED BY ACTIVITIES AND PEOPLE & INTERACT WITH A VARIETY OF AGES

IDEAL NEIGHBORHOODS INCLUDE HOUSING, EDUCATION FACILITIES, SERVICES, RETAIL, OFFICES, MEDICAL FACILITIES, F&B (THE MCD AND BK PHENOM)

A tropical beach scene with palm trees and turquoise water. The image is split vertically. The left half shows a close-up of green palm fronds against a blue sky. The right half shows a beach with white sand, turquoise water, and a blue sky with some clouds.

MULTI-USE DISTRICTS SUPPORT PEOPLE LIVING NEAR THEIR
WORK PLACE, ACTIVITIES & SOCIAL INTERACTION
....THE OPPOSITE OF SUBURBAN SPRAWL

INCLUDES A VARIETY OF SERVICES WITHIN A WALKING
DISTANCE. ENCOURAGING WALKING 20 MINUTES OR
MORE A DAY IMPROVING HEALTH

MULTI-USE ALSO ADDRESSES AGING-OUR DRIVING ABILITY
EVENTUALLY DETERIORATES. RESTRICTING MOBILITY FOR
MAN'AMKO LIMITING THEIR ABILITY TO INTERACT- AND
FORCING RELIANCE ON FAMILY OR FRIENDS.

FUELING ANXIETY AND DEPRESSION FOR SENIORS. IT'S
WORSENER IF MAN'AMKO ARE FORCED TO LEAVE THEIR
LIFELONG HOMES BECAUSE THEY CAN NO LONGER
DRIVE.

WHEN WE RETAIN OUR SELF-RELIANCE AND ARE ABLE TO
SOCIALIZE AND ACCESS HEALTHCARE & MEDICINE AND
LIVE INDEPENDENTLY WE STAY HEALTHIER LONGER



SMART GROWTH & HISTORIC REVITALIZATION

PROMOTES SOCIAL INTERACTION WITH A VARIETY OF SOCIO- ECONOMIC AND CULTURAL GROUPS

DOESN'T ISOLATE PEOPLE BY AGE, CHILDREN AND YOUNG ADULTS AND SENIOR CITIZENS -GENTRIFICATION

ENCOURAGES REVITALIZING BLIGHTED SITES

MAN'AMKO INTERACT WITH THE COMMUNITY, ARTS, TRADITIONS, CELEBRATIONS AND RELIGIOUS PRACTICES

VISITORS TO GUAM CONTINUE TO REQUEST MORE INTERACTION WITH THE LOCAL COMMUNITY



Guam Preservation Trust

PROPERTY ASSETS

AS OF MARCH 1, 2018



HISTORIC VICENTE ROSARIO HOUSE Hagåtña

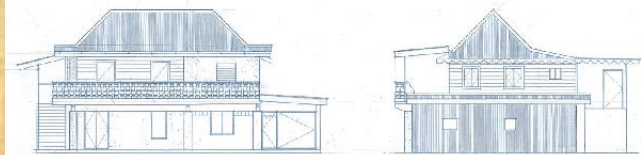


The Rosario house, named after former owner, Vicente Rosario, is directly opposite the Calvo-Torres house, north of old Legaspi Street. The exact date of construction is unknown, but based on several identical details with adjacent structures, the house is believed to have been constructed in the late 1800s. The house faces south; the main entrance leads around the east side to the main exterior steps on the north. A porch extends to the south. The overall dimensions of the house are 8.8m by 11.3m and approximately 5.5m at the roof top. It is a one-and-a-half bodega type structure. The upper levels were used for living quarters and the lower portion was used for storage. The floor framing, roof framing, flooring, jambs, railings and shutters are *ifil*. Originally the house had a Spanish tile roof, but current roofing is corrugated metal. A concrete block addition extends to the north. The house is abandoned, in poor condition, but capable of being preserved.



Purchase Date
5/23/14
Cost
\$161,325.00
Proposed Use
Office / Museum

The Rosario House property contains no structure that is livable or marketable. Therefore, the entire property value shall be reflected as land.

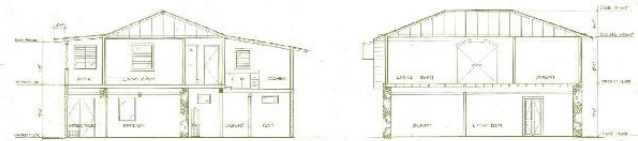


HISTORIC GEORGE FLORES HOUSE Inarajan

The George S.N. Flores House and Retail Store was built by George's father, Jose, in 1915. He and his wife raised their large family upstairs. They were one of the most well-to-do families in the village. They had a large ranch in Malojoi, where they raised livestock, corn, cut coconut for copra, and raised many other products which they used for the family or sold in the store. George and his family lived upstairs after he retired from the U.S. Navy in the 1960s while his wife operated a retail store on the ground floor. He remodeled the house in the 1970s, shown by the ceramic tile exterior and replacement of the *manposteria* staircase with iron railings. The second-story porch railings were changed from wood to ceramic-finished balustrades. The Guam Preservation Trust rehabilitated the second floor in 1997.



Purchase Date
1/14/16
Cost
\$89,854.67
Proposed Use
Inarajan Village Museum &
Hotnu Bakery



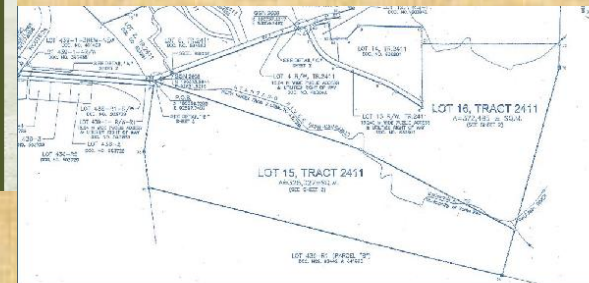
HISTORIC AUGUSTIN SAN NICOLAS HOUSE Inarajan



In 1918, Inarajan Village carpenter, Jose Duenas Cruz was commissioned to build this home. It is unique for being the only two story *manposteria* structure in Inarajan. During WWII, it served as the headquarters of the Japanese intelligence arm of the Imperial Army where it was the site of the interrogation of Father Jesus Baza Duenas for information on the whereabouts of the last American serviceman on the island, George Tweed. Martina San Nicolas Strong, the last owner of the home, sold the property to Guam Preservation Trust in 2014.

Martina Strong Property (Lot 38)
Purchased 11/3/14
\$11,903.00
Martina Strong Property (Lot 39)
Purchased 11/3/14
\$51,962.93
Proposed Use
Museum Tribute to Fr. Jesus B. Duenas (1911-1944)

The Martina Strong property contains no structure that is livable or marketable. Therefore, the entire property value shall be reflected as land.



ATAN TANO

Piti / Santa Rita



THE INTEGRATION OF PLANNING EFFORTS

GUAM INANGOKKON PRESERVATION INADAHI GUÅHAN TRUST

GUAM
CONGRESS
BUILDING
I Liheslaturan Guåhan
The Guam Legislature

FIVE YEAR STRATEGIC PLAN

2018 - 2022 STRATEGIC PLAN PROPOSED OUTCOMES

PROPOSED OUTCOMES

The Guam Preservation Trust Five Year Strategic Plan for 2018-2023 identifies an array of projects that will fulfill GPT's mission of preserving and protecting our cultural heritage resources for everyone on Guam. As we formulated this plan, we recognized that to be successful, the underlying focus of our efforts must be to strengthen our capacity for preservation as a community.

We must seek out and protect our heritage sites in every village. We must protect traditional practices such as farming, fishing, and seafaring. We must place historical preservation in context by conserving historical landscapes and seascapes. We must provide opportunities for education and careers for our people.

Only by becoming a stronger community committed to retaining the heritage and beauty of our island can we hope to guard and protect it for the future.

CAPACITY BUILDING

1. Develop and foster student service learning programs for the following:

- Maintaining historical sites/landscapes;
- Maintaining monuments;
- Maintaining historic structures.

Proposed Lead Organization(s): Public & Private Schools, UOG, and GCC

Proposed Funding Source(s): AmeriCorps

Estimated Cost: TBD

Milestones: 3rd Quarter, 2018

2. Develop an introduction to historic preservation for village communities to review and evaluate places that matter to them.

- Proposed Lead Organization(s): Mayors' Council of Guam, MARC, UOG, Guampedia

Proposed Funding Source(s): GPT

Estimated Cost: \$10,000.00

Milestones: 1st Quarter, 2019

3. Develop and train youth in oral history & genealogy documentation at village level/family level (encourage sharing stories, cultural values, etc.).

Proposed Lead Organization(s): GDOE CHamoru Studies, UOG

Proposed Funding Source(s): GPT, ANA

Estimated Cost: \$10,000.00

Milestones: 3rd Quarter, 2019

EDUCATION AND OUTREACH

1. Develop heritage workshops on:

- Traditional fishing
- Traditional weaving
- Traditional cooking
- Traditional hut building
- CHamoru Language

Proposed Lead Organization(s): Historic Inalahan/ HCF/DCA/ UOG/GDOE

Proposed Funding Source(s): GBV/GPT

Estimated Cost: \$25,000.00

Milestones: 1st Quarter 2018 - 2023

Estimated Cost: TBD

Milestones: 1st Quarter 2018 - 2023

4. Continue Supporting and developing the Teaching with Historic Places Field Trip Program

Proposed Lead Organization(s): GPT/GDOE/NPS/UOG

Proposed Funding Source(s): GPT

Estimated Cost: \$5,000.00

Milestones: 1st Quarter 2018 - 2023

2. Develop Historic Preservation Career workshops for students.

Proposed Lead Organization(s): GPT/GDOE/UOG/GCC

Proposed Funding Source(s): GPT

Estimated Cost: TBD

Milestones: 2nd Quarter 2018 - 2023

3. Plan and develop a curriculum program to teach with historic places.

Proposed Lead Organization(s): GPT/GDOE/NPS/UOG

Proposed Funding Source(s): GPT



POLICY

1. Review and strengthen local preservation laws and policies on:

- Land use plans
- Development plans
- Coastal Development

Proposed Lead Organization(s): SHPO/GPT/Guam Legislature

Proposed Funding Source(s): TBD

Estimated Cost: TBD

Milestones: 2nd Quarter 2018

2. Review and strengthen local historic preservation guidelines

Proposed Lead Organization(s): SHPO/GPT/Guam Legislature

Proposed Funding Source(s): TBD

Estimated Cost: TBD

Milestones: 4th Quarter 2018

3. Provide protection of CHamoru archaeological sites by strengthening laws, implementing protective covenants, and acquisition.

Proposed Lead Organization(s): SHPO/GPT/Guam Legislature

Proposed Funding Source(s): TBD

Estimated Cost: TBD

Milestones: 2nd Quarter 2019



CAPITAL PROJECTS

1. Plan and develop a feasibility study for Atan Tano as Guam's heritage preserve.

Proposed Lead Organization(s): GPT/Private Partner

Proposed Funding Source(s): GPT/Private Partner

Estimated Cost: TBD

Milestones: 3rd Quarter 2018

2. Feasibility study to identify significant terrestrial and marine properties within CHamoru Land Trust inventory.

Proposed Lead Organization(s): CLTC/GPT/SHPO

Proposed Funding Source(s): GPT

Estimated Cost: \$25,000.00

Milestones: 4th Quarter 2018

3. Stabilize the following Historic Structures:

- Baptist Church, Inarajan

4. Rehabilitate and restore the following significant historic properties:

- Rosario House, Hagatna
- San Nicolas House, Inarajan
- George Flores House, Inarajan
- Bell Tower, Agaña Cathedral Basilica

Proposed Lead Organization(s): GPT

Proposed Funding Source(s): GPT

Estimated Cost: \$1.5million

Milestones: TBD

5. Plan and implement Traditional Cultural Properties Nomination program with village communities.

Proposed Lead Organization(s): Mayor's Council of Guam/GPT/SHPO

Proposed Funding Source(s): GPT

Estimated Cost: TBD

Milestones: 1st Quarter 2020

6. Plan and develop a heritage site adoption program to provide better access and interpretive learning program.

Proposed Lead Organization(s): SHPO/DPR/GPT/MCG

Proposed Funding Source(s): TBD

Estimated Cost: TBD

Milestones: 2nd Quarter 2022



Atanano property

COMMUNITY-BASED PROJECTS

1. Plan and implement a "Know Your Village" history village program that includes village murals.

Proposed Lead Organization(s): GPT/CAHA/GVB

Proposed Funding Source(s): GPT/GVB/CAHA

Estimated Cost: \$60,000.00

Milestones: 4th Quarter 2018

2. Post War Oral Histories Project

- Political Development, Social, etc.
- Genealogical Studies

Proposed Lead Organization(s): UOG/GPT

Proposed Funding Source(s): GPT

Estimated Cost: \$25,000.00

Milestones: 4th Quarter 2018



SUMMARY OF COMPLETED PROJECTS

2013-2017

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The Guam Preservation Trust appropriated \$7.6 million in projects and grants to protect and preserve Guam's historical and traditional heritage from 2013 to 2017.

The Restoration of the Guam Congress Building in 2016 was GPT's premier project, which by its design and construction earned its mark in quality and achievement and was awarded the first Platinum LEED (Leadership in Energy and Environmental Design) building on Guam. By the design the Guam Legislature is housed in a more energy and environmentally efficient facility. Other historic sites and structures restored to life include the restoration of the Malesso Bell Tower, the Magellan Monument and Umatac Bridge.

RESOURCES, TECHNOLOGY, RESEARCH AND DEVELOPMENT

1. Educational materials on Guam's history including prehistory for schools.

Proposed Lead Organization(s): Guampedia/UOG/GPT

Proposed Funding Source(s): ANA/GPT

Estimated Cost: TBD

Milestones: 2nd Quarter 2019



2. Developing CHamoru language children's books about historic sites and heritage places.

Proposed Lead Organization(s): UOG

Proposed Funding Source(s): TBD

Estimated Cost: TBD

Milestones: 4th Quarter 2021



3. Historic preservation App development: educational games; maps; events, marketing, heritage tourism; historic trails/hiking guide; village history and archaeology

Proposed Lead Organization(s): GPT/UOG/MCOG

Proposed Funding Source(s): TBD

Estimated Cost: TBD

Milestones: 3rd Quarter 2021

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03/08/2018



INTEGRATED PLANNING & POLICYMAKERS

SHOWCASE DEVELOPERS & LAND OWNERS BUILDING ON INFILL SITES AND REVITALIZING BLIGHTED AREAS.

INCENTIVES FOR LAND OWNERS AND DEVELOPERS WHO RE-PURPOSE PREVIOUSLY DEVELOPED SITES (FAVORABLE FEES AND LOWER PROPERTY TAXES)

ENCOURAGES REVITALIZING HISTORIC SITES AND PREVIOUSLY DEVELOPED OR BROWNFIELD SITES

STEER DEVELOPERS AWAY FROM PRISTINE SITES WITH LESS FAVORABLE TAX CONDITIONS AND PERMIT PROCESSING FEES

SET ASIDE LANDS FOR CONSERVATION & PRESERVATION

A vibrant tropical beach scene. In the foreground, the fronds of a palm tree are visible, some with a reddish-brown tint. The background shows a clear blue sky, a sandy beach, and turquoise ocean water with white waves breaking. The scene is bright and sunny.

THE ISLAND LEADERS AND THE POLICY MAKERS RELY ON US.

IF WE DRIVE FANCY CARS AND LIVE IN BIG HOMES, BUT THERE ARE PEOPLE ON GUAM LIVING IN POVERTY....WE HAVE TO WORK HARDER.

IF OUR MAN'AMKO CAN'T CONTINUE TO LIVE WITH DIGNITY IN SAFE AFFORDABLE NEIGHBORHOODS WHERE THEY HAVE RAISED THEIR CHILDREN THEN OUR WORK IS UNFINISHED.

IF THERE ARE FAMILIES THAT HAVE TO CHOOSE BETWEEN PAYING THEIR POWER BILLS AND BUYING FOOD....THEN OUR WORK IS UNFINISHED.

IF, LIVING ON AN ISLAND IN THE MIDDLE OF THE PACIFIC OCEAN, THERE ARE FAMILIES WITHOUT CLEAN WATER.

AS PLANNERS WE MUST LEAD PEOPLE WITH VISIONS OF THE ISLAND BASED ON HOPE. OUR LAND IS MORE THAN JUST AN ECONOMIC TOOL

WE ARE NOT HERE TODAY BECAUSE EVERYTHING ON OUR ISLAND IS PERFECT, WE ARE HERE BECAUSE THERE IS – AND WILL ALWAYS BE- A LOT OF WORK TO BE DONE.



STARTING OUT AS PLANNERS, A LOT OF PEOPLE TELL US THE ISLAND IS THE WAY THAT IT IS.... & YOUR JOB IS NOT TO CHALLENGE NORMS OR CAUSE TROUBLE. BUT YOU CHALLENGE THE SYSTEM ANYWAY.

ANYTHING IMPORTANT THAT WE HAVE DONE - STARTED WITH ONE SMALL TASK, OR JOB OR ASSIGNMENT. AND WHEN WE WERE DONE, ANOTHER TASK OR ASSIGNMENT CAME & ANOTHER & ANOTHER.

ONE DAY YOU LOOK BACK & REALIZE THOSE PROJECTS FORM A PATH. LEADING GUAM TOWARD A GOAL, TO MAKE THE ISLAND BETTER FOR THE THINGS THAT YOU LOVE...A NEIGHBORHOOD...A FAMILY....A WAY OF LIFE...A COMMUNITY...OR A TRADITION

OPPORTUNITIES LOOK A LOT LIKE WORK.

COMMUNITY PLANNERS- HERITAGE PLANNERS - RESOURCE PLANNERS - URBAN PLANNERS & ENVIRONMENTAL PLANNERS ALL RELY ON INTUITION AND SKILL.

The difference between talent and skill. You're born with talent. Skill you have to develop with hard work

THEN WE HAVE TO OVERCOME -FEAR OF EMBARRASMENT -FEAR OF FAILURE
Divisiveness on our island -Fear of change
Find common ground

The difference between unrealistic dreams and SUCCESS IS really believing in your ideals

The difference between a unrealistic dream and success is having the right planners



BY SHOW OF HANDS AGAIN

HOW MANY PEOPLE IN THE
ROOM PLAN ON LIVING LONG
HEALTHY ACTIVE LIVES?

.....THEN PLAN FOR
IT.